

BELVOIR!

Belvoir Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Bishops Close, Kings Park, Bournemouth, BH7 7AB



Offers In Excess Of £550,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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SPACIOUS DETACHED HOUSE | NO FORWARD CHAIN | KINGS PARK | FOUR BEDROOMS | TWO BATHROOMS | LARGE LIVING & DINING ROOM | SPACIOUS GARDEN ROOM | KITCHEN | DOWNSTAIRS CLOAKROOM | INTEGRAL GARAGE | FAMILY FRIENDLY GARDEN | GREAT LOCATION

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * AN ABSOLUTE MUST SEE PROPERTY

There is a covered storm porch with entrance door opening into the hall with stairs to the first floor and adjacent door to the downstairs cloakroom. Doors open into the kitchen and living room.

The living room and dining room are linked with a rear aspect window and French doors opening into very large garden room which has two sets of patio doors to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with roll edge works tops incorporating the sink unit and tiled surrounds. Cupboard housing the gas boiler serving the heating and domestic hot water. Some integrated appliances.

First floor landing.

Master bedroom has a matching range of furniture and ensuite bathroom.

There are a further three bedrooms and bathroom.

The front garden is lawned with a good sized brick paved driveway leading to an integral garage and gated side access to the rear garden.

The rear garden is fully enclosed with a brick paved terrace abutting the full width of the rear elevation. The main part of the garden is laid to lawn with flower and shrub borders.

Council tax band E

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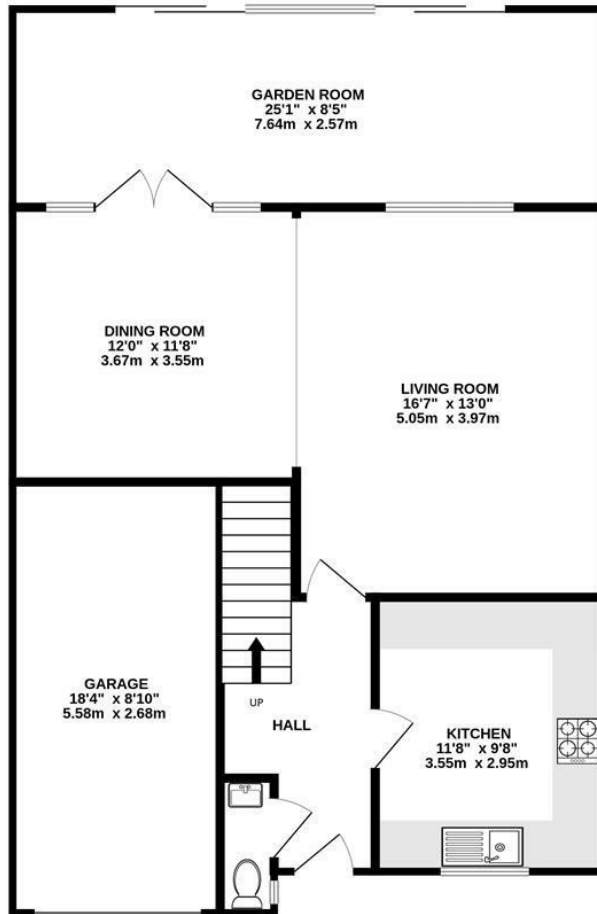


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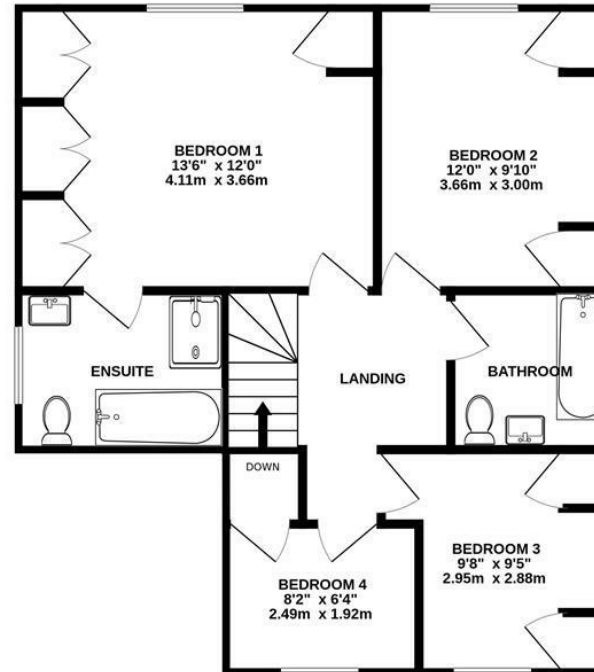
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GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |